

THE ADDRESS INSIGHT

May 2015 Vol. 4



Real Estate Updates



Ongoing Projects



Upcoming Projects





Overview

Welcome to the 4th Edition of 'The Address Insight' the Bimonthly Newsletter from 'The Address Makers'. Our endless endeavor to connect with you, our valued customers, has only helped us better our goals. We maintain transparency through regular project updates & your trust in us, is our motivation for timely delivery of your dream living space.

In this edition, we look at the key Real Estate Regulations, that have been beneficial to the buyers & builders. We also take a look at Sarjapur road, one of the most flourishing neighborhoods in Bengaluru, project updates on 'The GranCarmen Address', 'The Five Summits Address' & our upcoming Lake Facing Project at Electronic City.

On the digital space, our website has got a new look & our social media connect - Facebook campaigns, Greenovation & Valentine's Day received overwhelming responses, with the winners being rewarded.

Our success has been stronger, thanks to your continuous feedback & suggestions. We look forward to providing you a dedicated service, every step of the way.

Best Regards

The Address Makers Team

REAL ESTATE UPDATES

“New Real Estate Bill Advantage to the Buyers and Builders”



Proposed Service Tax Rate

This is to make you aware of an important proposal made in the Union Budget. The government has proposed to increase the rate of Service Tax from 12.36 percent to 14 percent after enactment of the Finance Bill 2015. Accordingly, existing rates of applicable Service Tax will also proportionately increase. Pursuant to this amendment, the effective rate of Service Tax is expected to be as follows:

Sl. No.	Particulars	Present Rate	Rate to be notified
1	VAT on works contract services (No Change)	4%	4%
2	Service Tax on works contract services	4.944% (12.36% on 40% value)	5.6%* (14% on 40% value)
3	Service Tax on advance maintenance charges	12.36%	14%*



ONGOING PROJECTS

GET USED TO MORE

THE GRAN CARMEN ADDRESS



At Gran Carmen villas we simply love overdoing things. Which is why our clubhouse at 40,000 sq.ft. is over 4 times bigger than the average clubhouse. Our ceiling at 20ft, is 8ft higher than the average ceiling. We have an outdoor swimming pool and a competition sized temperature regulated indoor pool. With 70% green space, you'll have all the goodness of nature you can handle.



Sarjapur Road-Most flourishing Suburb in Bangalore

- The initial development/ emphasis on the Sarjapur Road micro market began with the setup of the Wipro Campus on the Sarjapur Road stretch.
- Initially the location developed as a mid-end market, however in recent years the stretch has witnessed mostly end launches. Yet, Sarjapur Road has high as well as mid segment developments.
- The micro market houses residential developments by prominent developers mostly across apartment projects. Most of the mid segment developments on the stretch are older establishments with many new projects on the high end bracket.
- Sarjapur Road is well connected to Electronic City, Outer Ring Road and Whitefield. Haralur Road, Hosa Road and Chandapura Dommasandra Road connect Sarjapur to Electronic City. These connecting roads are slowly becoming residential destinations with significant developments.
- Sarjapur Road is one of the fastest growing suburbs of South-East Bangalore with seamless connectivity to prime localities and Special Economic Zones such as ORR, Marathahalli, Whitefield, Electronic City, Silk Board & Koramangala.
- As a focal point of IT development, Sarjapur Road hosts more than 2 Lakh professionals employed by Multinational companies. Professionals who are planning to buy an apartment near their office spaces are looking towards this locality as it is enduring a residential and commercial development with offers at affordable prices.



THE GRAN CARMEN ADDRESS

PRE-CERTIFIED PLATINUM RATED



Developments around Sarjapur Road

- Proposed WIPRO Campus within 100 metres from "The GranCarmen Address"
- Primal IT Campus – 2.6 Million Sq.ft. on Sarjapur Main Road
- Decathlon Sports Centre & Sporting Good Chain Store
- The Recent Karnataka State Budget, approved widening of the current Sarjapur Road, from 80 ft. to 150 ft.
- Proposed Infosys Campus

Sources: NDTV Property Advertorial, & Silicon India Real Estate.



The Gran Carmen Address
by THE ADDRESS MAKERS

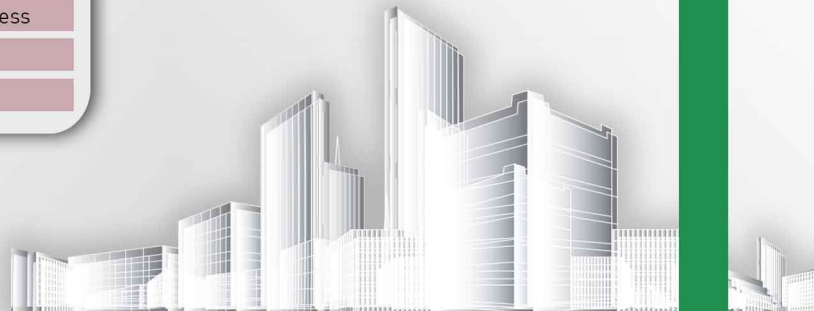
CONSTRUCTION UPDATES

The Villas At A Glance

Particulars	Progress
Basement Completion	All Villas
Ground Floor Roof Slab Completion	90% of the Villas
First Floor Slab Completion	85% of the Villas
Total RCC Completion	80% of the Villas
Block Work	65% Completed
Club House	Basement Slab-In-Progress
Entrance Structure	Ready
Plastering	25%

**82% Completed
Handover by December 2015**

THE
GRANCARMEN
ADDRESS





ONGOING PROJECTS

LUXURY NOW
HAS A NEW ADDRESS

LAKE FACING CONDOS,
DUPLEXES & PENTHOUSES
IN WHITEFIELD, BENGALURU

THE FIVE SUMMITS ADDRESS

Luxury now has a new address. The Five Summits Address at Whitefield offers 224 apartments of condos, duplexes and penthouses. Each of these living spaces is filled to the brim with features that imbibe the charm of a fine lifestyle.

CONSTRUCTION UPDATES

TRACK YOUR BLOCK

Block A
6th Floor
Slab Completed

Block B
5th Floor
Completed

Block C
3rd Floor
Completed

Block D
1st Floor
In progress

Block E
Upper Basement
In progress

Actual Lake view from 4th level of Block A

THE FIVE SUMMITS ADDRESS



UPCOMING PROJECTS

EXCEPTIONAL LAKE FACING VILLAS AT ELECTRONIC CITY

Exceptional lake facing villas housed in a feature rich community, designed to bring about the joys of fine living. A great deal of thought goes into designing each home, which will have a garden area along with a view facing a clean lake.

Property Details

Total area : 40 acres

Villa : sizes around 3000 sq ft.

Plots : 1500 - 2400 sq ft.

Apartments : To be announced

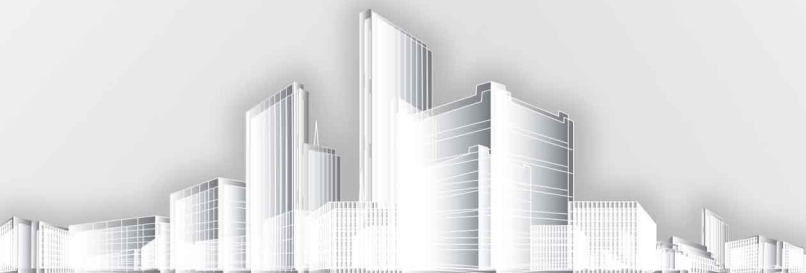
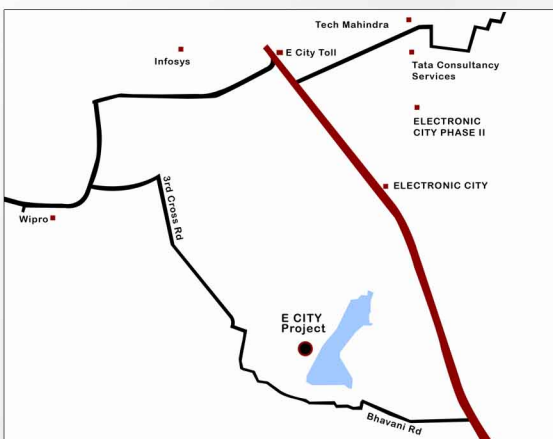
Nearby vicinity: Infosys, Biocon & CGI

Plot Booking Started!

For more info :

sms <address> to 56767 or

Call: +91 88801 11555



LAST MONTH UPDATES



EXPERIENCE THE FINEST OF LUXURY, SERENITY & SPACE!

The name Gran Arjunen comes from GOD'S VINEYARD, which rightly captures the essence of life as we have planned it - in the lap of Mother Nature. The Gran Arjunen Address is a plush residential project housing extravagant villas of elegant architecture in an exceptionally designed space. Here, we introduce you to a different kind of luxury - private entrance to each villa, a 20,000 sq. ft. clubhouse with state-of-the-art swimming pool and 70% dedicated green spaces are few of the many features worth mentioning.

The Gran Arjunen villas are lavishly spread across 13.33 acres of land on Sarajapur Road in Bangalore.



ELECTRONIC CITY - VILLA

EXCEPTIONAL LAKE-FACING VILLAS

PLOT BOOKING STARTED

Social Media Campaign



Winners of Greenovation Campaign



Winner of Valentine's Day Campaign

<https://www.facebook.com/TheAddressMakers>

REFERRAL BENEFIT PROGRAM FOR EXISTING CUSTOMERS

Refer your friend or a family member and get a referral benefit of ₹ 100 per sqft for The GranCarmen Address - Villas and ₹ 50 per sqft for The Five Summits Address - Apartments.

KEEP YOUR FAMILY AND FRIENDS CLOSE TO YOU!

Name : _____

Mobile : _____

E mail id : _____

E mail your referral to marketing@theaddressmakers.com

FOR FEEDBACK

Phone no : +91 80888 06000

E mail id : contact@theaddressmakers.com